

FILED
15 MAR 11
DONNIE S. TANKERSLEY
R.M.C.

VEL 1052 PAGE 784

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantees' Address:
Route 2, Box 55
Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS That WILLIAM SEABORN

in the State aforesaid, in consideration of the sum of FOUR THOUSAND EIGHT HUNDRED
AND NO/100 (\$4,800.00) ----- Dollars

to me in hand paid at and before the sealing of these presents
by W. DEWEY COX AND DIANE C. COX

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by
these presents do grant bargain, sell and release unto the said W. DEWEY COX AND
DIANE C. COX, their heirs and assigns forever;

all that piece, parcel or lot of land in Township, Greenville,
County, State of South Carolina, near Fountain Inn, and being shown as 3.0
acres on a plat of the North Portion of J. A. Thomason Estate prepared
by J. L. Montgomery, III dated May 1976 and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Triangle Pine Road
and Jenkins Bridge Road also known as S.C. #418 and running thence
along the highway right-of-way of Jenkins Bridge Road N. 71-50 E.
285.2 feet to iron pin; thence N. 04-46 E. 411.2 feet to an iron pin;
thence N. 88-47 W. 305.62 feet to an iron pin on edge of Triangle
Pine Road; thence along Triangle Pine Road S. 0-03 E. 504.91 feet
to a point, being the point of beginning.

This being a portion of the property as conveyed to the grantor by
deed recorded in the R.M.C. Office for Greenville County in Deed Book
1016, at Page 701. Recorded April 11, 1975 and deeded by J. Robert
Thomason.

This property is subject to the below restrictions until January 1,
2025: 65-562.1-1-14.3

- 1. This property may only be used for residential purposes and not used in any commercial manner.
- 2. Any residence constructed thereon must have a front set-back line of at least 100 feet and no closer to any side line than 25 feet.
- 3. No construction of any type shall be maintained in front of the residence other than shrubbery, trees, plantings and beautification items. Ornamental and decorative fences are not prohibited.
- 4. No mobile homes, tents, campers or any other type modular construction shall be permitted to be placed on the property for residential purposes.

DOCUMENTARY
STAMP
TAX
10.00

GREENVILLE
COUNTY
054450

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
05.50

562.1-1-14

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